



19 Beatrice Avenue, Dereham

Dereham



Minors & Brady

## 19 Beatrice Avenue

This beautifully presented three-bedroom home is situated at the quiet end of a cul-de-sac in an excellent and sought-after location. Finished with modern décor throughout, the property offers bright and spacious living accommodation ideal for family life. The light-filled living room and separate dining area provide welcoming spaces for both relaxation and entertaining. At the heart of the home is a large open-plan kitchen and breakfast room, enhanced by a skylight and generous worktop and storage space. Upstairs, three well-proportioned bedrooms with new carpets are complemented by a contemporary family bathroom. Externally, the property benefits from a great-sized, fully enclosed rear garden with lawn and patio areas, along with an outbuilding and garage. With recent upgrades including a new boiler, double-glazed windows, and fencing, this home offers comfort, style, and peace of mind.

- Spacious and versatile accommodation across three floors
- Comfortable sitting room - Filled with an abundance of natural light
- Beautiful family home
- Dining room to encourage family gatherings
- Large open-plan kitchen and breakfast room with skylight
- Three bedrooms & a family bathroom
- Well-maintained garden with garage - Fully enclosed for privacy
- In close proximity to all local amenities and natural surroundings
- Modern décor throughout with contemporary fixtures and fittings





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## The Location

Dereham, located in the NR19 postcode area of Norfolk, is a well-established market town with deep historical roots and a strong sense of local identity. Sitting roughly 15 miles west of Norwich, it has long served as a hub for the surrounding rural villages, balancing countryside living with everyday practicality.

The town's history is still visible today. St Nicholas' Church, one of the largest parish churches in Norfolk, dominates the town centre and reflects Dereham's medieval importance. The restored Dereham Windmill stands as a reminder of the area's agricultural heritage, while the Mid-Norfolk Railway adds character and nostalgia.

Despite its traditional feel, Dereham provides solid amenities for daily life. The town centre includes a mix of independent shops, cafés, national retailers, supermarkets, and a regular market that maintains its historic role as a local meeting point. Schools, healthcare facilities, leisure centres, and sports clubs contribute to its appeal for families and long-term residents.

Green space is a key part of Dereham's character. Neatherd Moor, a large open park on the edge of town, offers woodland walks, open grassland, and play areas, making it popular for walking, dog-owners, and community events. The surrounding countryside is easily accessible, with quiet lanes, farmland, and footpaths reinforcing the town's rural setting.

Transport links add to Dereham's convenience. The A47 provides direct road access to Norwich, King's Lynn, and the wider Norfolk coast, making the town a practical base for commuting or exploring the region. While Dereham no longer has a regular mainline rail service, nearby stations and the heritage railway help maintain connectivity.



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## Beatrice Avenue, Dereham

Upon entering the property, you are immediately greeted by a sense of warmth and space, enhanced by modern décor throughout. The ground floor features a light and spacious living room, flooded with an abundance of natural light through new double-glazed windows, creating a bright, welcoming atmosphere ideal for everyday living. Positioned at the quiet end of a cul-de-sac, the property enjoys a peaceful setting with minimal passing traffic.

Adjacent to the living room is a well-proportioned dining room, perfectly suited for family gatherings and entertaining guests, offering a seamless flow for social occasions.

Continuing through the property, you will discover a large open-plan kitchen and breakfast room, a true heart of the home. This impressive space benefits from ample worktop and storage space, modern fixtures and fittings, and a skylight that fills the room with natural light, making it both functional and stylish. The layout is ideal for meal preparation, casual dining, and modern family living.

Ascending to the upper floor, the property offers three generously sized bedrooms, all finished with new carpets and designed to provide comfort, relaxation, and privacy. A contemporary family bathroom completes the accommodation, catering well to the needs of the household. The home further benefits from a newly installed boiler, offering peace of mind and energy efficiency.



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Externally, the property boasts a great-sized garden plot, featuring a combination of lawn and patio areas, ideal for outdoor dining, children's play, or relaxing in warmer months. The quiet rear garden is fully enclosed with a new rear fence and gate, providing excellent privacy and security. An outbuilding offers additional storage or potential for a hobby space, while the garage adds further practicality.

Located in an excellent and sought-after area, this beautifully presented home combines modern upgrades with spacious living, making it an ideal choice for families or those seeking a peaceful yet well-connected location.

### Agents Note

This property will be sold freehold.

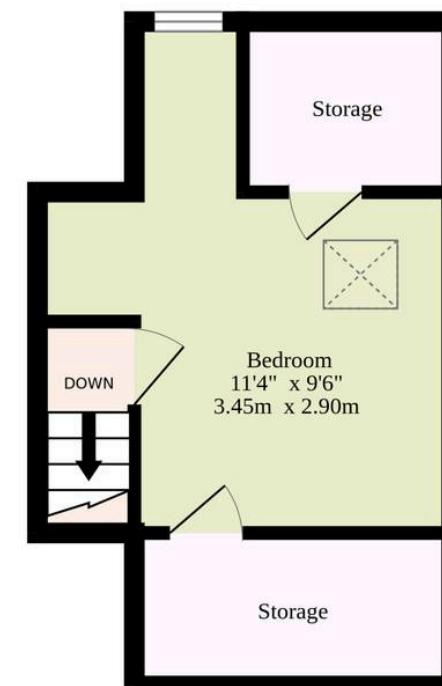
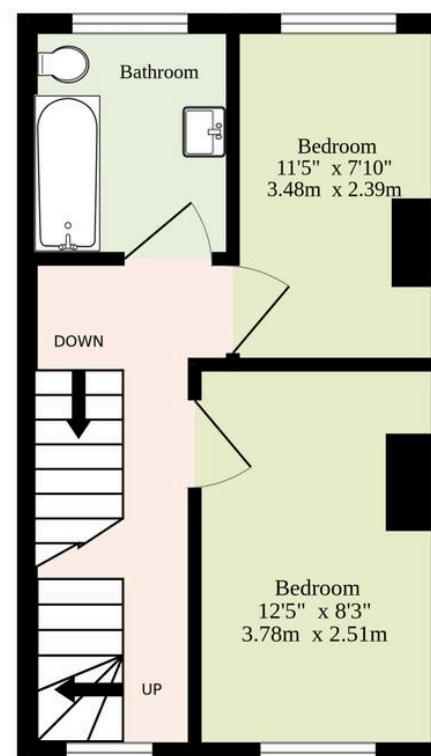
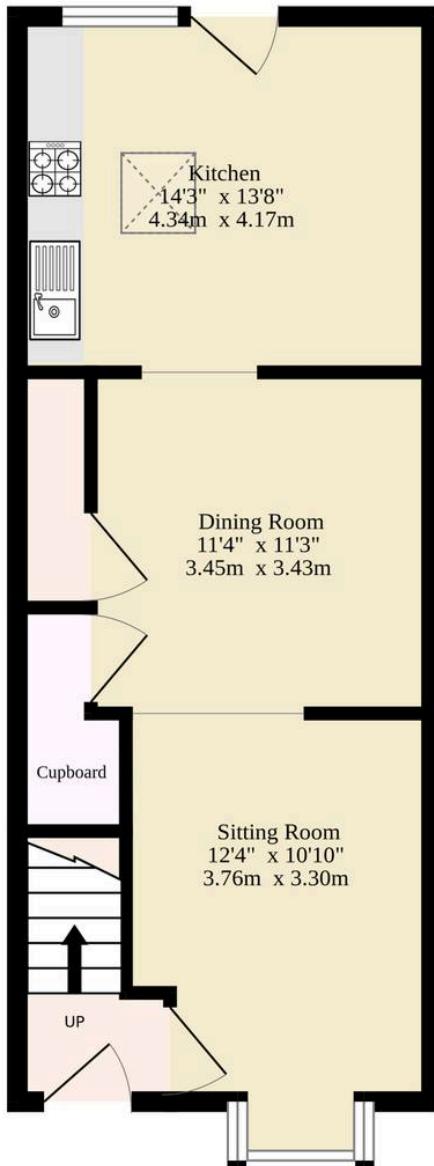
Connected to mains water, electricity, gas and drainage.



Ground Floor  
463 sq.ft. (43.0 sq.m.) approx.

1st Floor  
278 sq.ft. (25.8 sq.m.) approx.

2nd Floor  
118 sq.ft. (11.0 sq.m.) approx.



**TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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